



Woodside Crescent | Hadston | NE65 9SW

£152,500

Located in the popular village of Hadston with Druridge Bay Country Park on the doorstep, this excellent size three bedroom property situated on a generous plot with a large garden to the rear and driveway for off road parking. Overlooking a green area to the front this is an ideal purchase for the first time buyer, young and growing family or anyone looking for a well proportioned property in a coastal location.

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SEMI-DETACHED HOUSE

THREE BEDROOMS

WELL PROPORTIONED LOUNGE

GENEROUS DINING KITCHEN

**UTILITY ROOM & DOWNSTAIRS
W.C**

GENEROUS REAR GARDEN

OFF ROAD PARKING

POPULAR VILLAGE LOCATION

For any more information regarding the property please contact us today

Benefitting from uPVC double glazing and gas central heating, the entrance hall is bright and welcoming with a staircase leading to the first floor accommodation. The lounge is well proportioned with lots of natural light flowing through the window to the front and there is ample space for a variety of furniture layouts. The generous dining kitchen has an excellent range of modern wall and base units with work surfaces and a sink unit with mixer taps and tiled splashbacks. The worktop extends out to provide a breakfast bar for everyday eating although there is space for a dining table if required. There is space for a fridge freezer, a range cooker and an extractor is fitted above. The utility room is located just off the kitchen with space for a washer and dryer and from the inner lobby there is a downstairs w.c. for convenience and door to the rear garden. From the landing to the first floor, the bedrooms are of an excellent size with two doubles, one having built in cupboards and a single third bedroom with a storage cupboard. The shower room is fitted with a walk in shower cubicle with shower unit, vanity wash hand basin and low level w.c.

Outside the garden to the front is bordered by a picket fence with a gated pathway leading to the side entrance door. There are also double gates to the driveway providing off road parking. A side gate leads to the rear garden which is mainly laid to lawn and bordered by timber fencing. Particular mention must be made of its generous size which is ideal for the young and growing family or for anyone who wants to devote a space for growing fruit and vegetables.

Hadston is a popular village just off the coastal road with a variety of local shops, amenities and a doctors surgery. It lies close to the larger traditional harbour town of Amble with a further array of shops, cafes and restaurants. There is a local bus service which visits Morpeth and Alnwick with connections further afield and the coastal road gives access to the road networks to Ashington, Cramlington and the Tyne Tunnel towards the south. The glorious sandy bay of Druridge is within walking distance which also has a watersports lake and countryside walks.

T: 01665 510044

Branch alnwick@rmsestateagents.co.uk

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With superb living space and a fabulous garden, an early viewing of this delightful property is strongly recommended.

ENTRANCE HALL

LOUNGE 12'11" max x 12'1" max (3.94m x 3.68m)

DINING KITCHEN 19'10" max x 8'6" max (6.05 x 5.64m)

UTILITY ROOM 8'9" x 6'3" (2.67m x 1.91m)

DOWNSTAIRS W.C.

LANDING

BEDROOM ONE 12'8" max x 10'4" plus door recess (3.86m x 3.15m)

BEDROOM TWO 13' max x 9'2" max (3.96m x 2.79m)

BEDROOM THREE 9'8" x 8'11" (2.95m x 2.73m)

SHOWER ROOM

OFF ROAD PARKING AND GARDENS TO FRONT AND REAR

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: ADSL

Mobile Signal Coverage Blackspot: No

Parking: Driveway

AGENTS NOTE

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

MINING

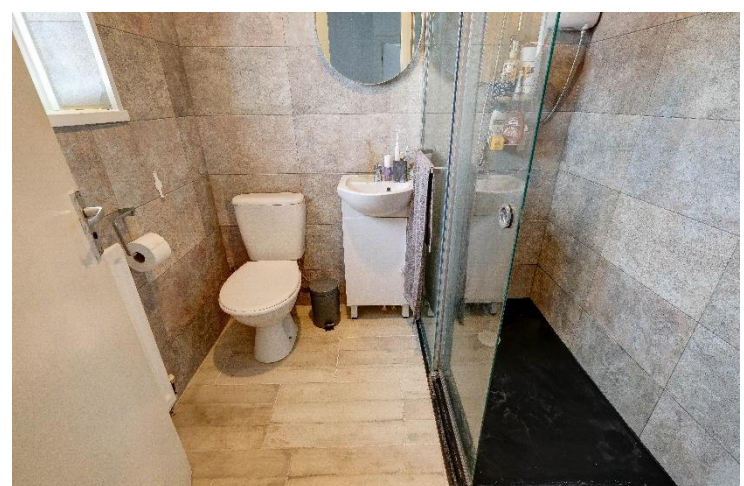
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		





Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.



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